



**MIDWAY – PACIFIC HIGHWAY**

Community Plan Update

# Midway-Pacific Highway Community Plan Update Planning Commission Workshop

February 4, 2016

# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Workshop Agenda

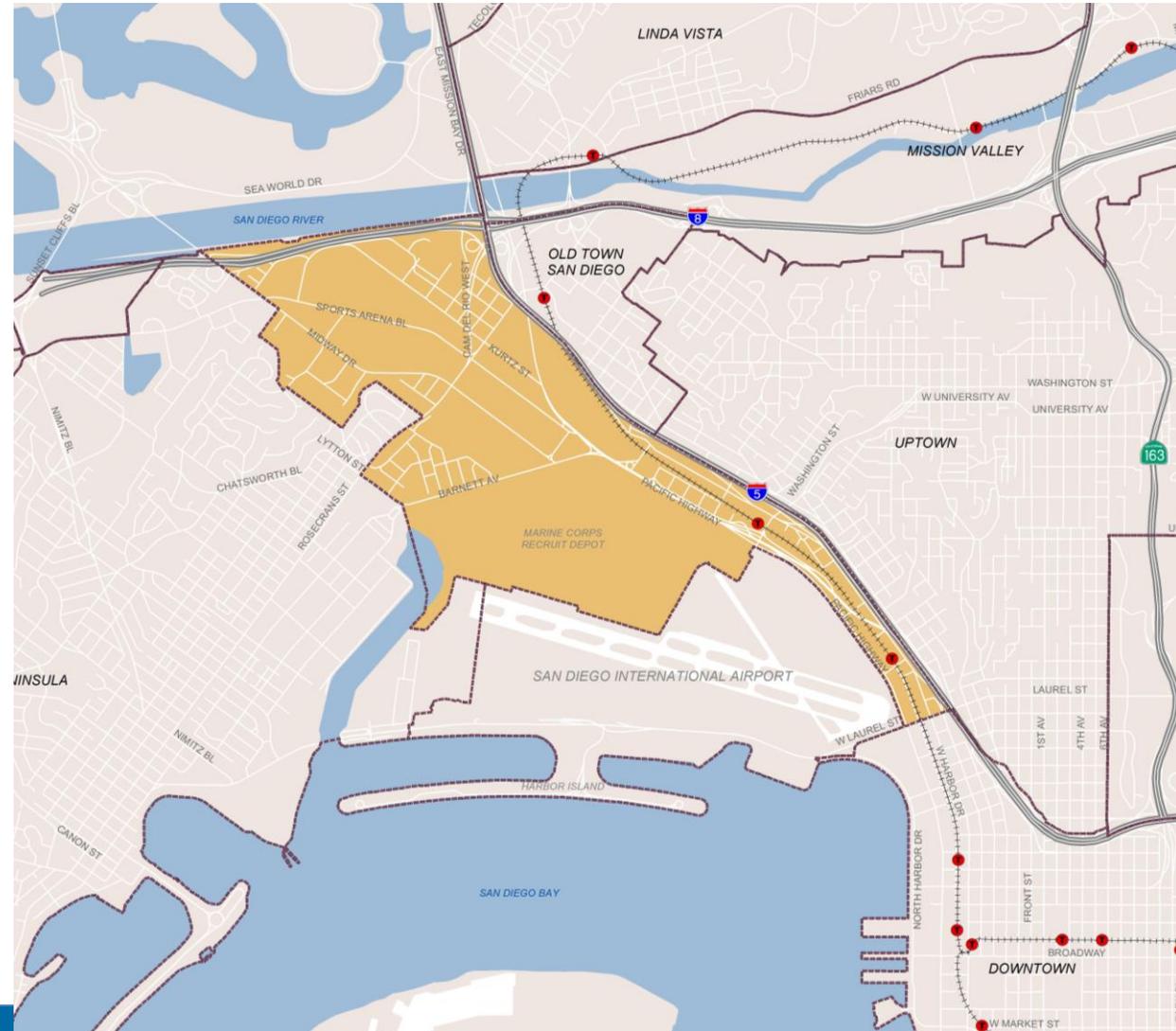
1. Midway-Pacific Highway Community Plan Discussion Draft Review and Urban Design Discussion
2. Community Plan Update Status
3. Commissioner Comments & Questions

# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Existing Conditions

- Strengths
  - Central location for retail and employment
    - Military
    - Industrial
  - Transit service
  - Proximity to Mission Bay, San Diego River and San Diego Bay
- Issues
  - Lacks parks and recreational areas
  - Community identity
  - Automobile congestion



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

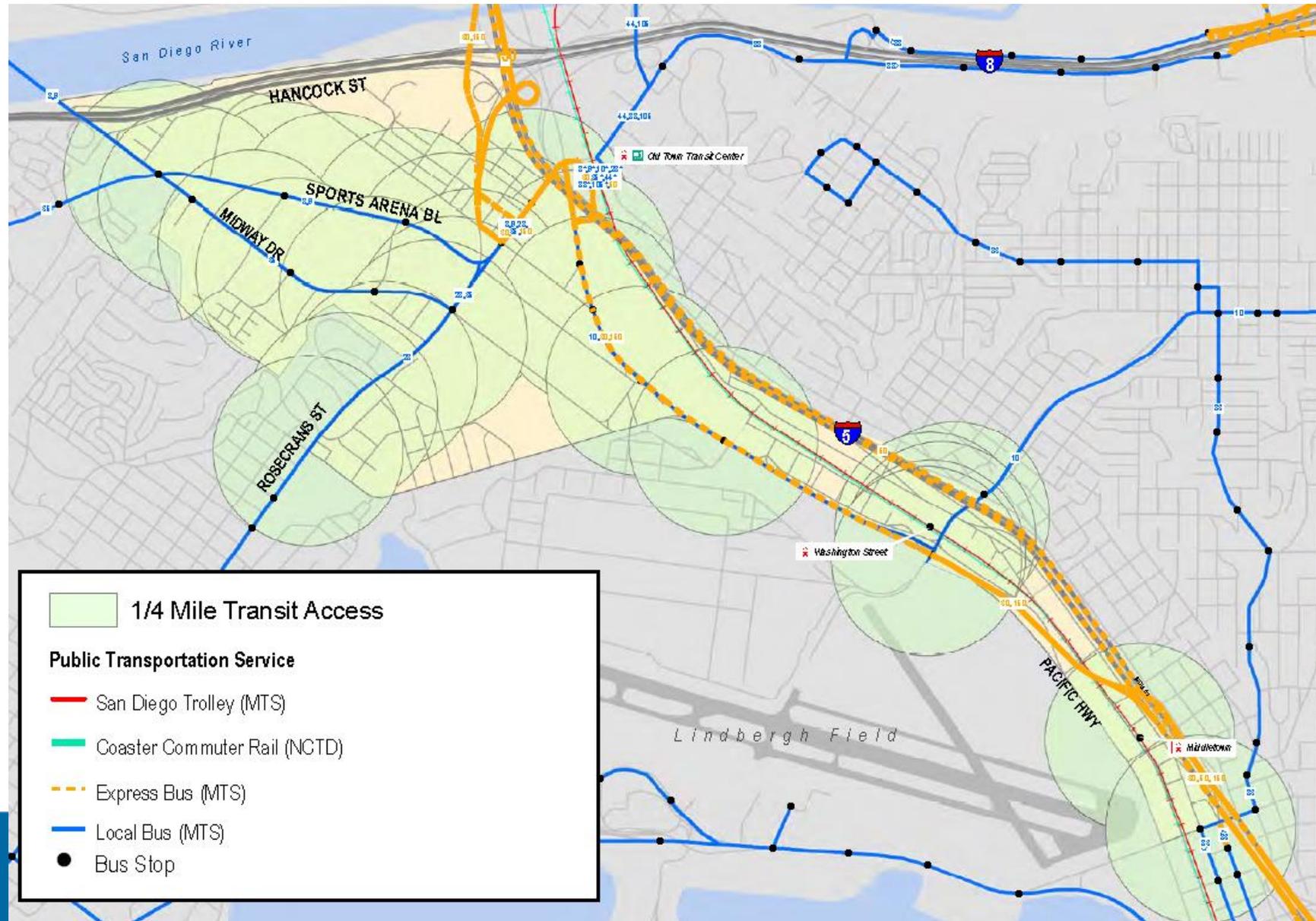


# Transit Access

Existing:

- Trolley
- Local Bus

➤ Most of the community is within ¼ mile of transit





### Community Plan Update Guiding Principles

- Distinctive districts and villages
- Public realm improvements for community character and livability
- Economic activity center
- Complete mobility system
- Connections to regional recreational & open space areas



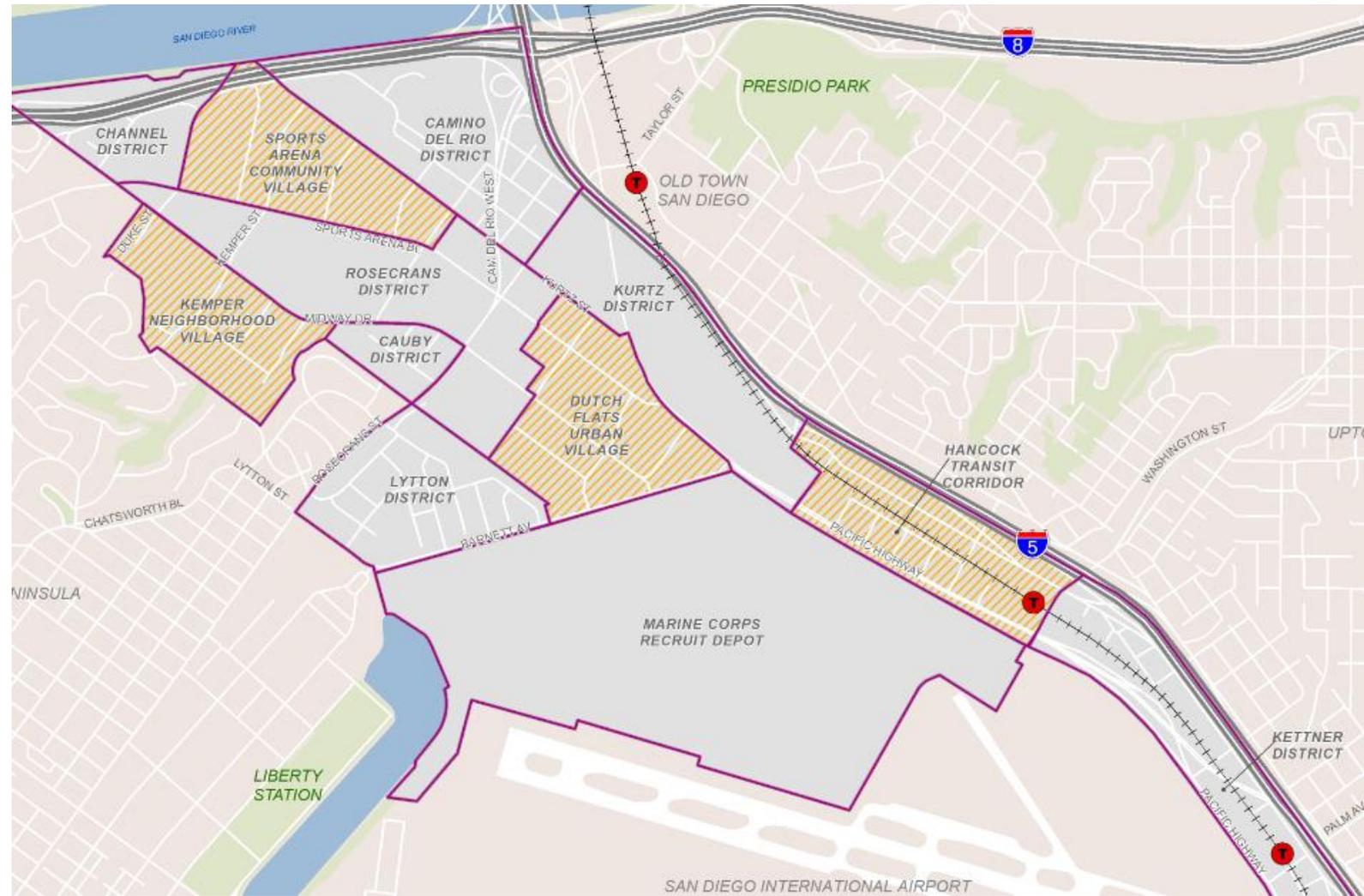
# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update



## Districts and Villages

- Distinct character areas
- Mixed-use villages
  - Sports Arena
  - Dutch Flats
  - Kemper
  - Hancock Transit Corridor

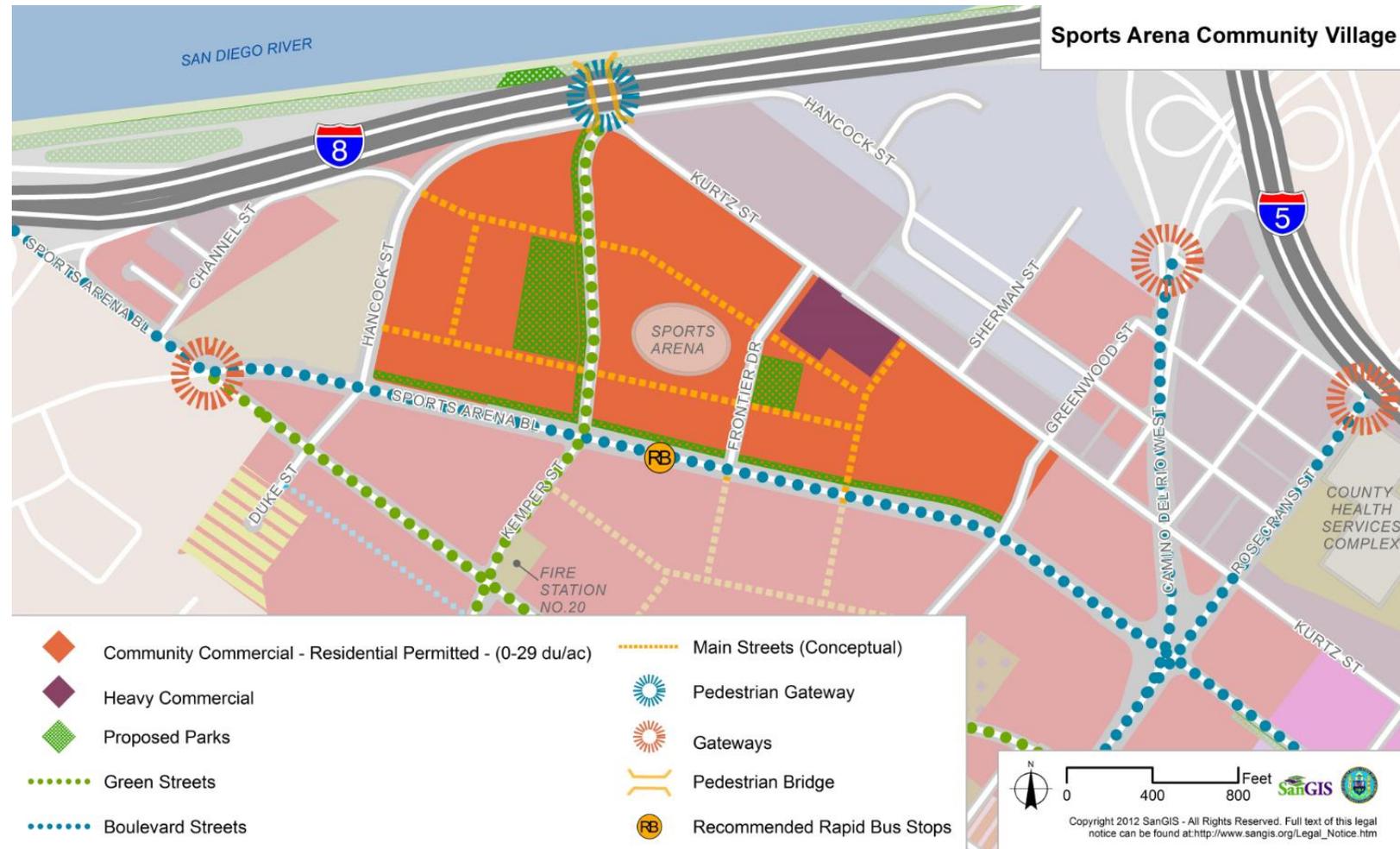


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

# Proposed Land Use – Sports Arena Village

- Entertainment-focused commercial and residential district with civic spaces

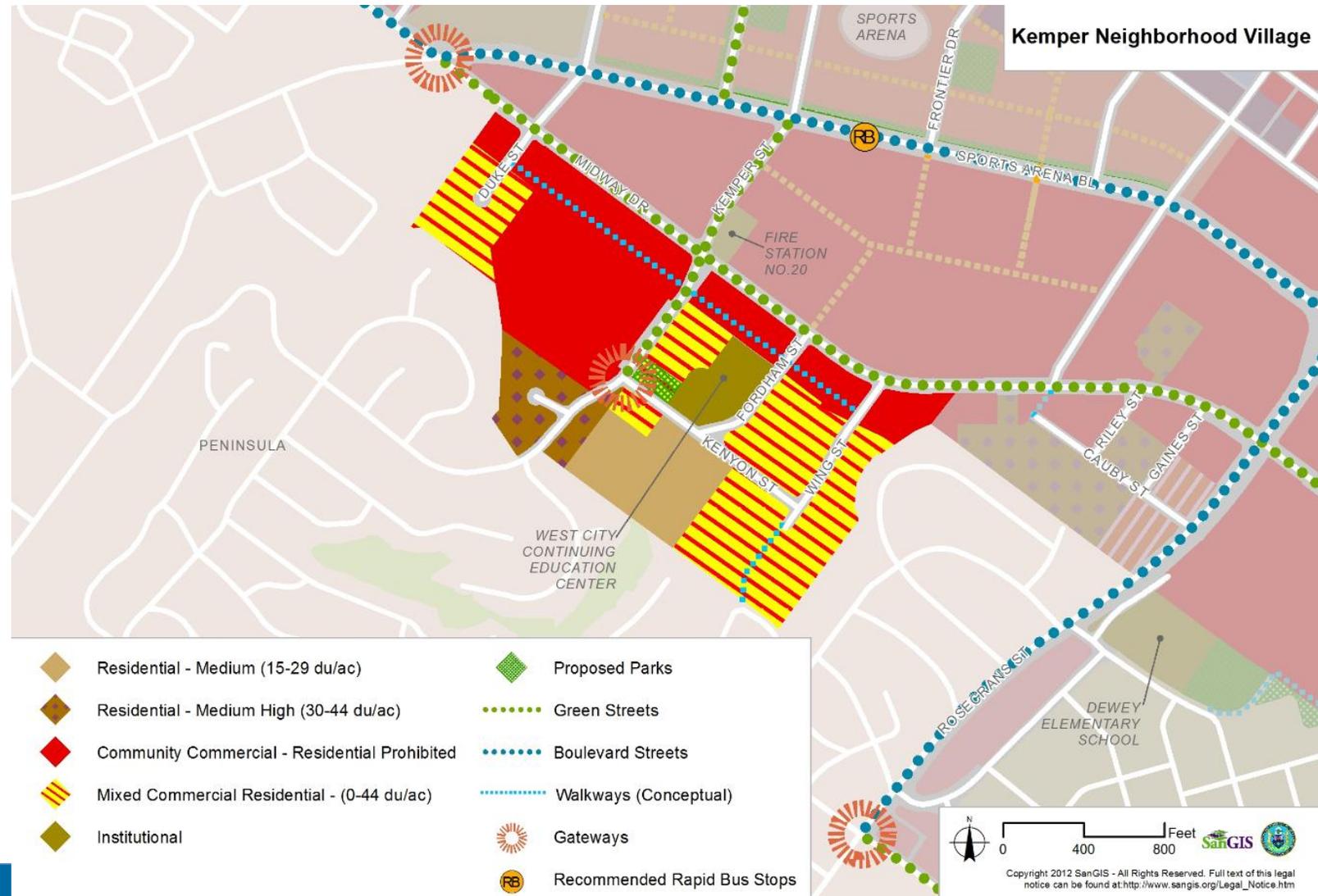


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

# Proposed Land Use – Kemper Neighborhood Village

- Mixed commercial, residential and education uses

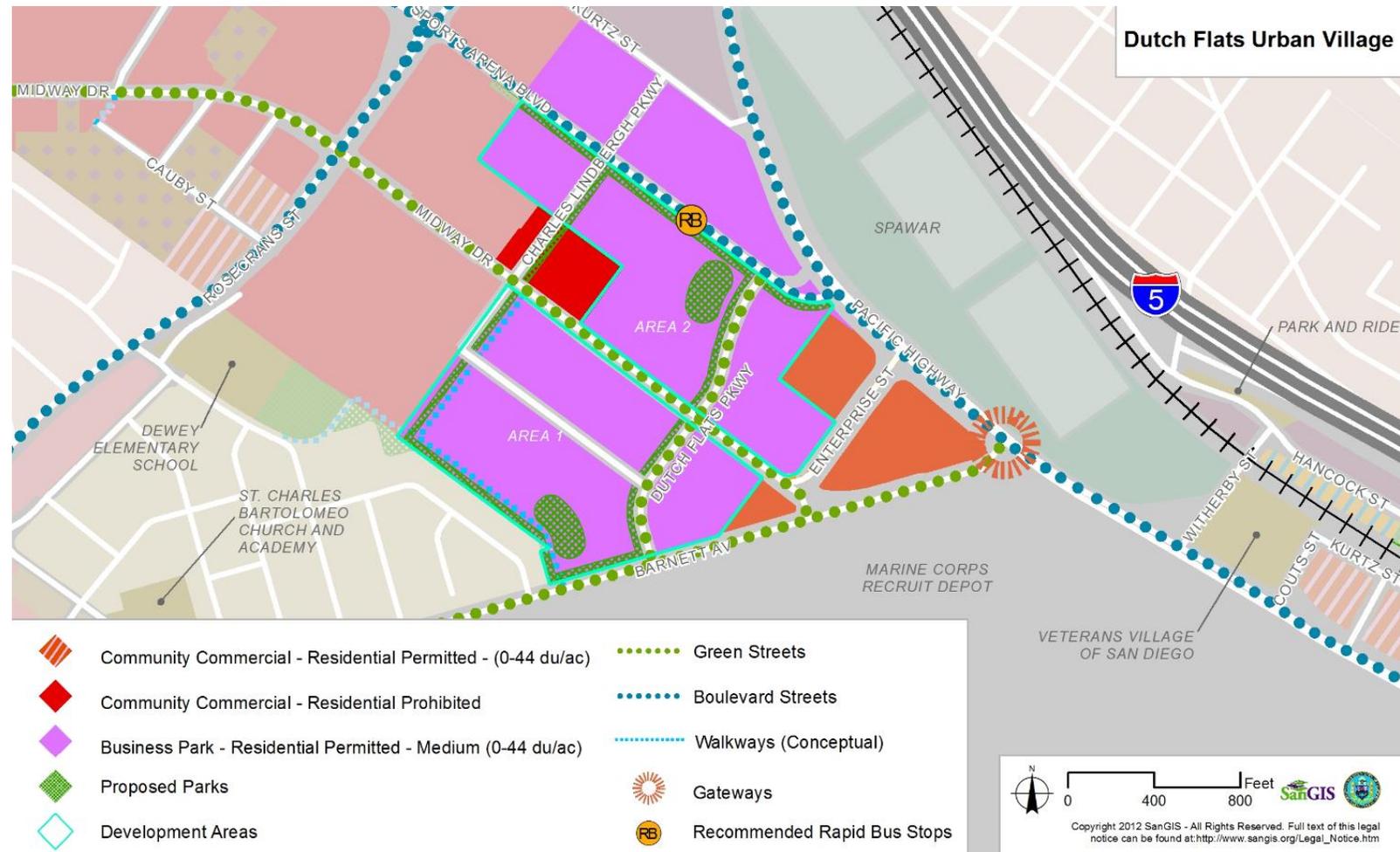


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Proposed Land Use – Dutch Flats Urban Village

- Employment area with complementary commercial uses and residences
- Supporting adjacent military uses

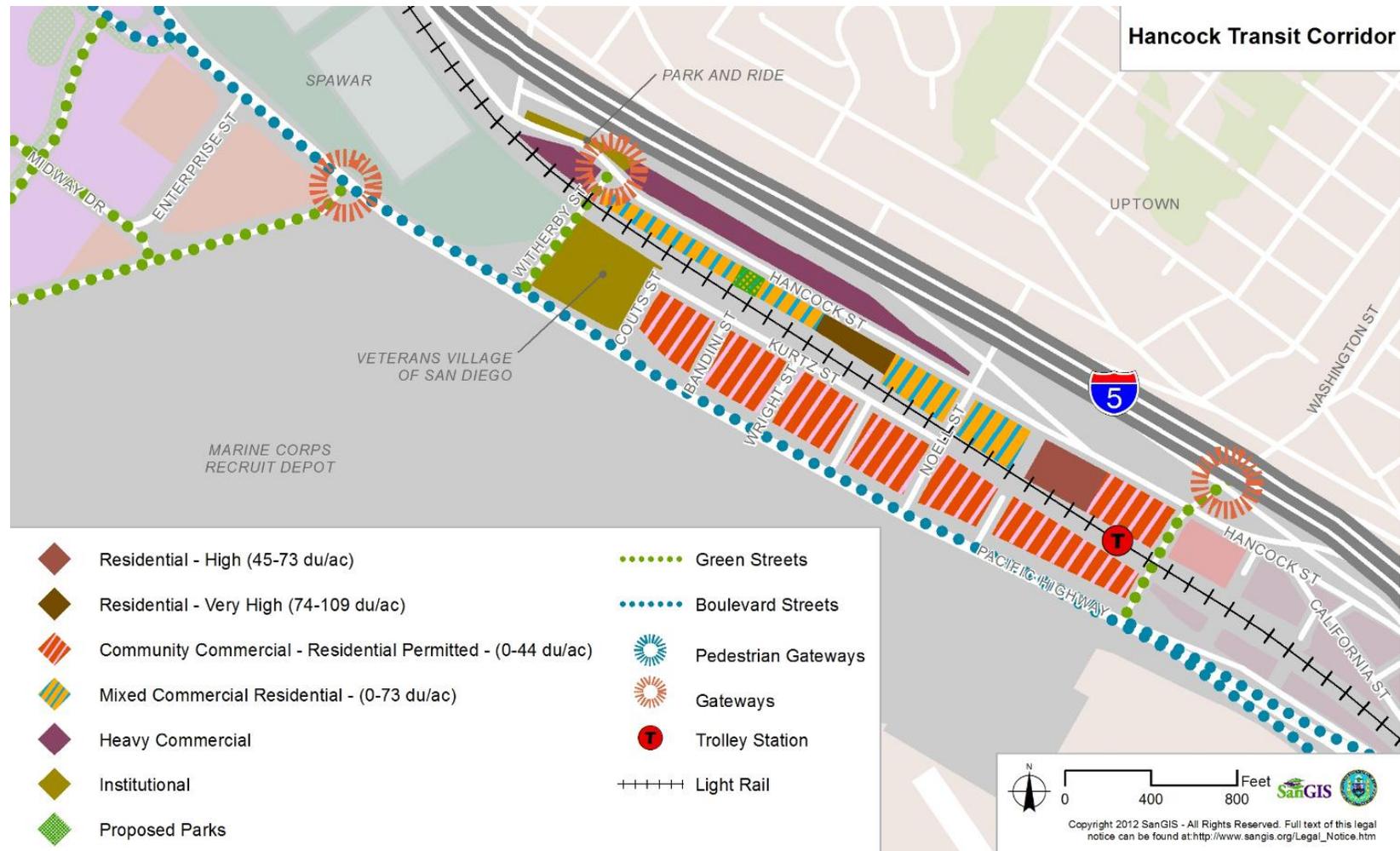


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Proposed Land Use – Hancock Transit Corridor

- Mixed commercial & higher-density residential uses in proximity to transit

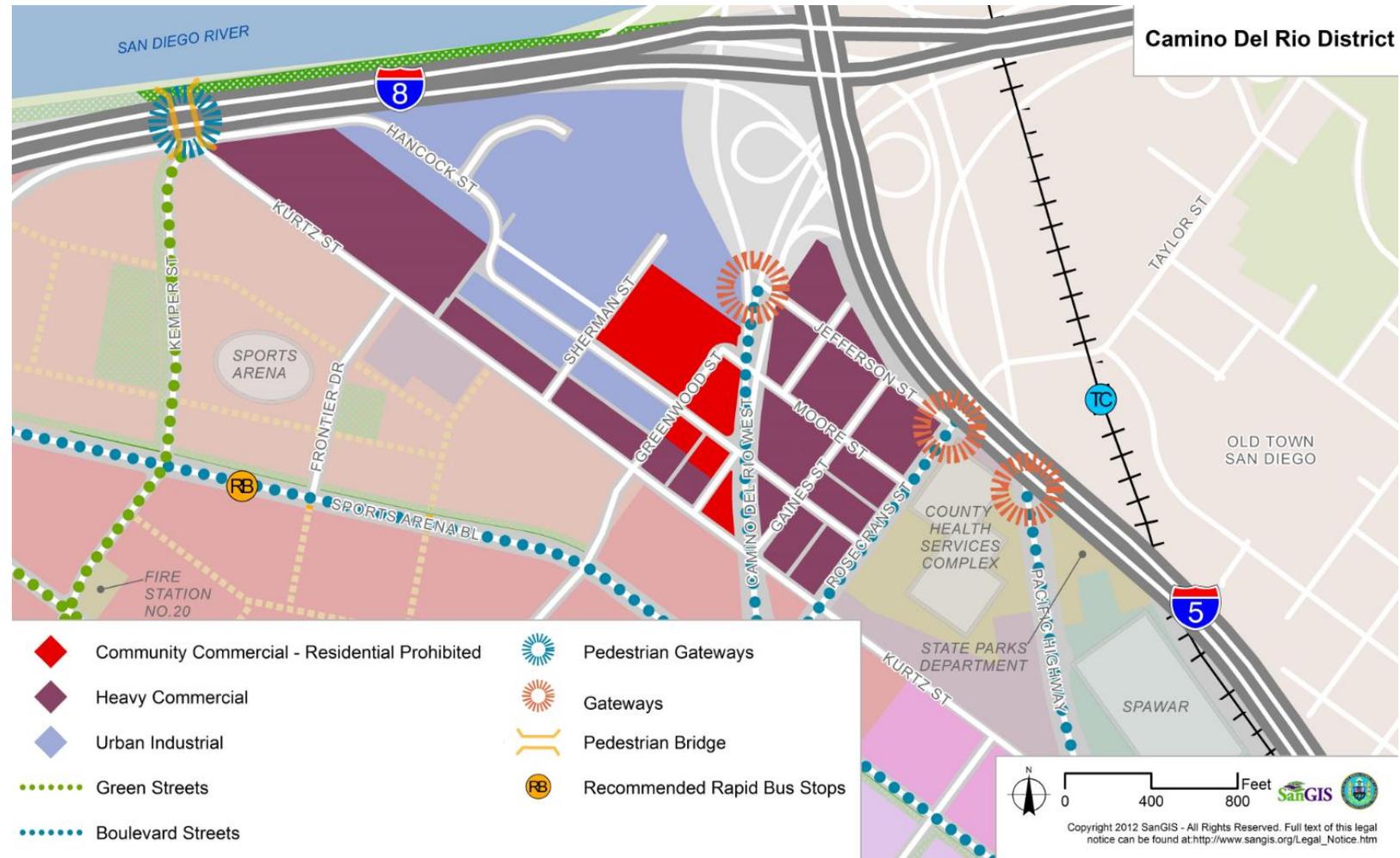


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## Community Plan Update

# Proposed Land Use – Camino del Rio District

- Urban, small-lot industrial and heavy commercial area



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Proposed Land Use – Channel District

- Residential district with commercial uses



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

# Proposed Land Use – Rosecrans District

- Community and regional commercial uses



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## Community Plan Update

### Proposed Land Use – Cauby District

- Residential area bordered with commercial uses



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## Community Plan Update

### Proposed Land Use – Lytton District

- Residential district with neighborhood commercial and school uses

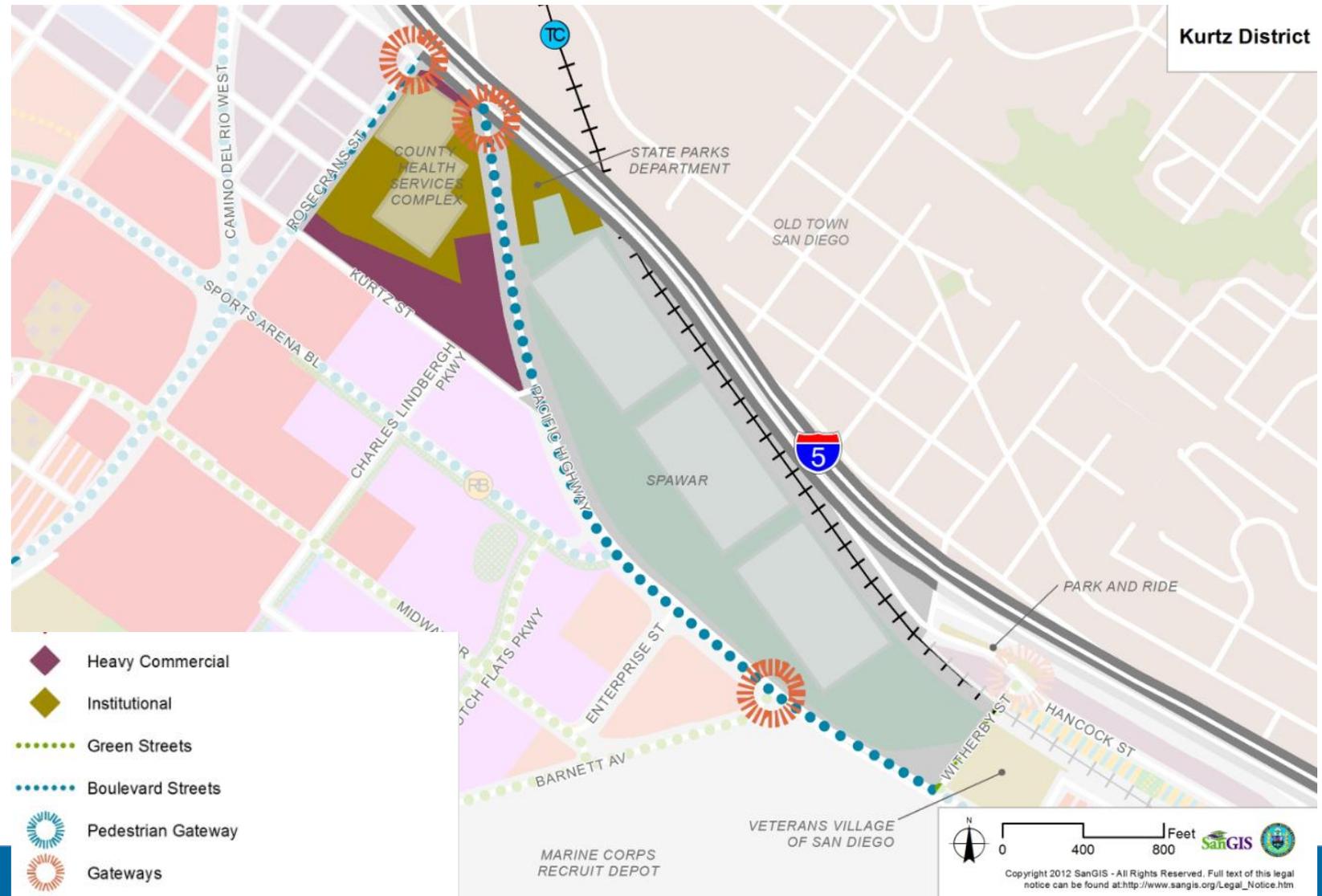


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## Community Plan Update

### Proposed Land Use – Kurtz District

- Institutional, Heavy Commercial, and Military uses

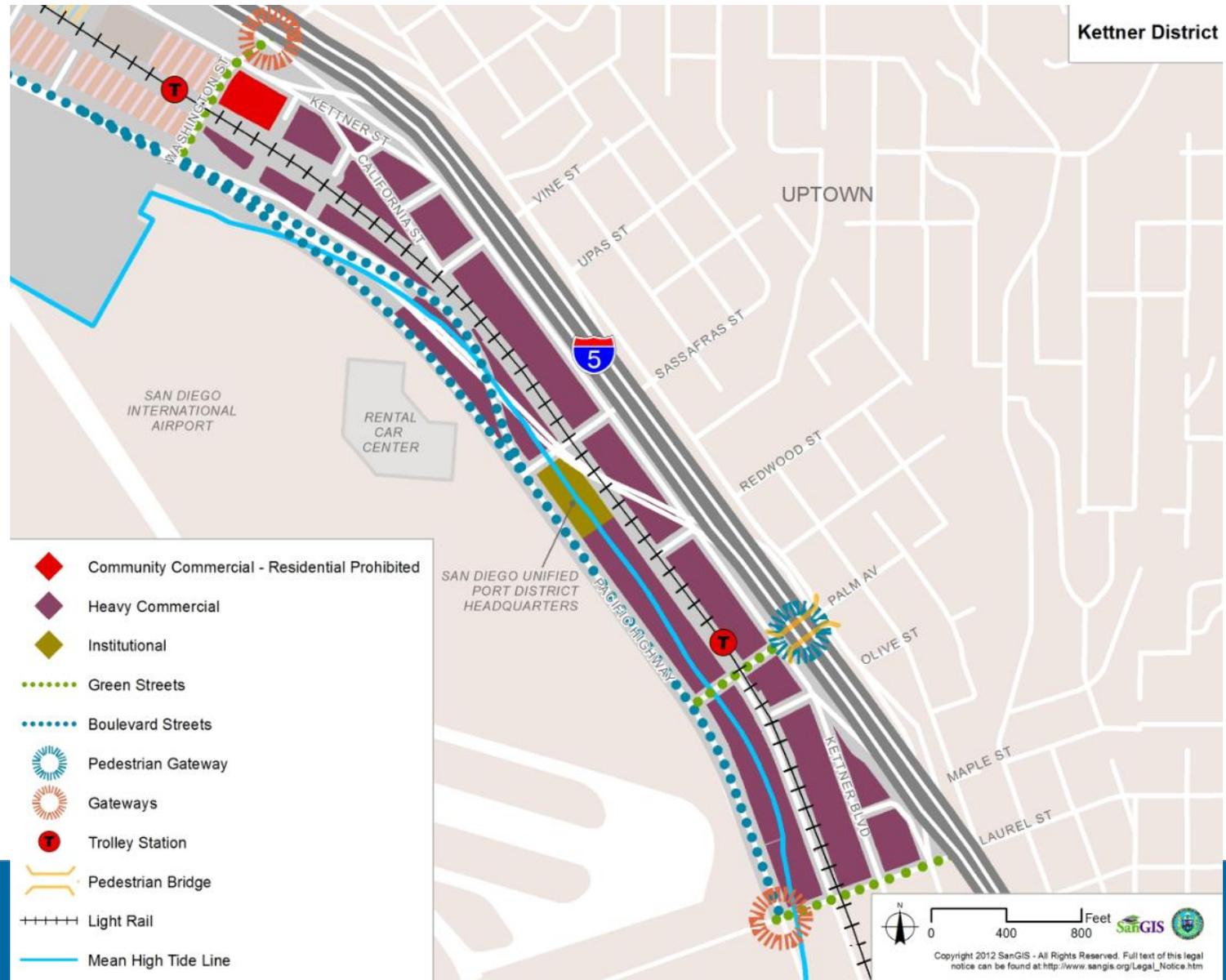


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## Community Plan Update

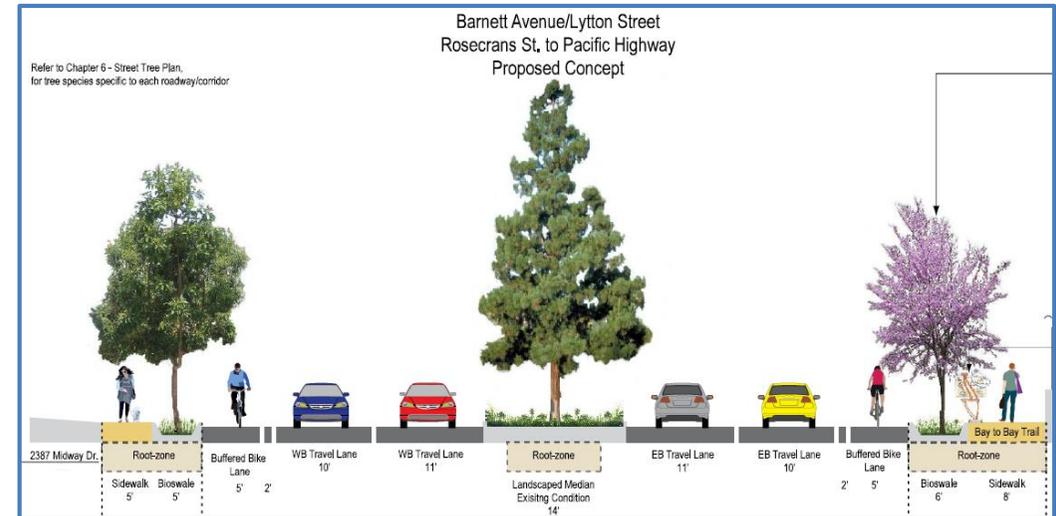
### Proposed Land Use – Kettner District

- Heavy commercial area
- Supporting adjacent airport



# Mobility & Urban Design in Community Plan Update

- Mobility and urban design closely linked
- Mobility policies identify facilities for pedestrians, bicycles, autos & transit
- Urban design policies promote community character and mobility through focus on urban fabric and public realm

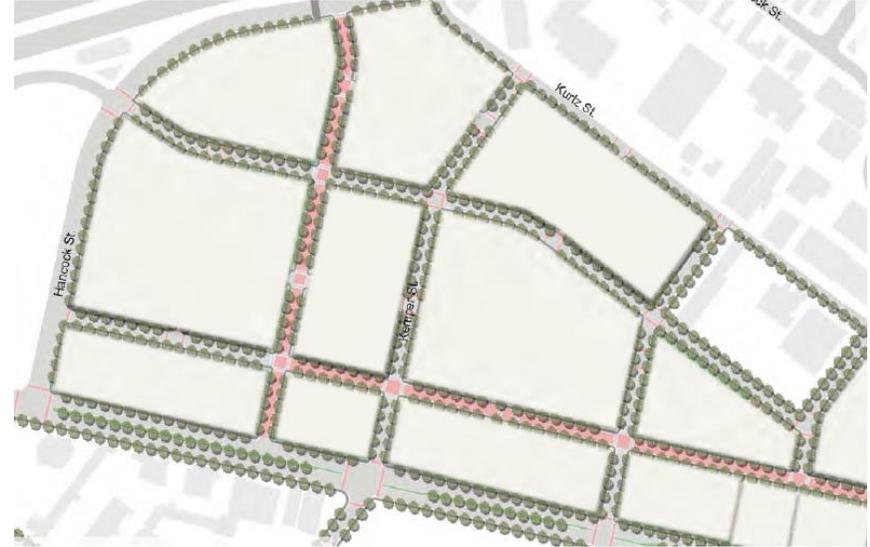


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## Community Plan Update

### Mobility Objectives

- Create new roadways to provide new connections for pedestrians, bicycles and autos through “superblocks” and improve mobility
- Enhance the pedestrian & bicycle environment and create linkages to key destinations
- Incorporate Rapid Bus stations into Sports Arena and Dutch Flats urban villages



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Improved Community Circulation

- New road connections in Sports Arena and Dutch Flats areas
- Potential for private “main streets”

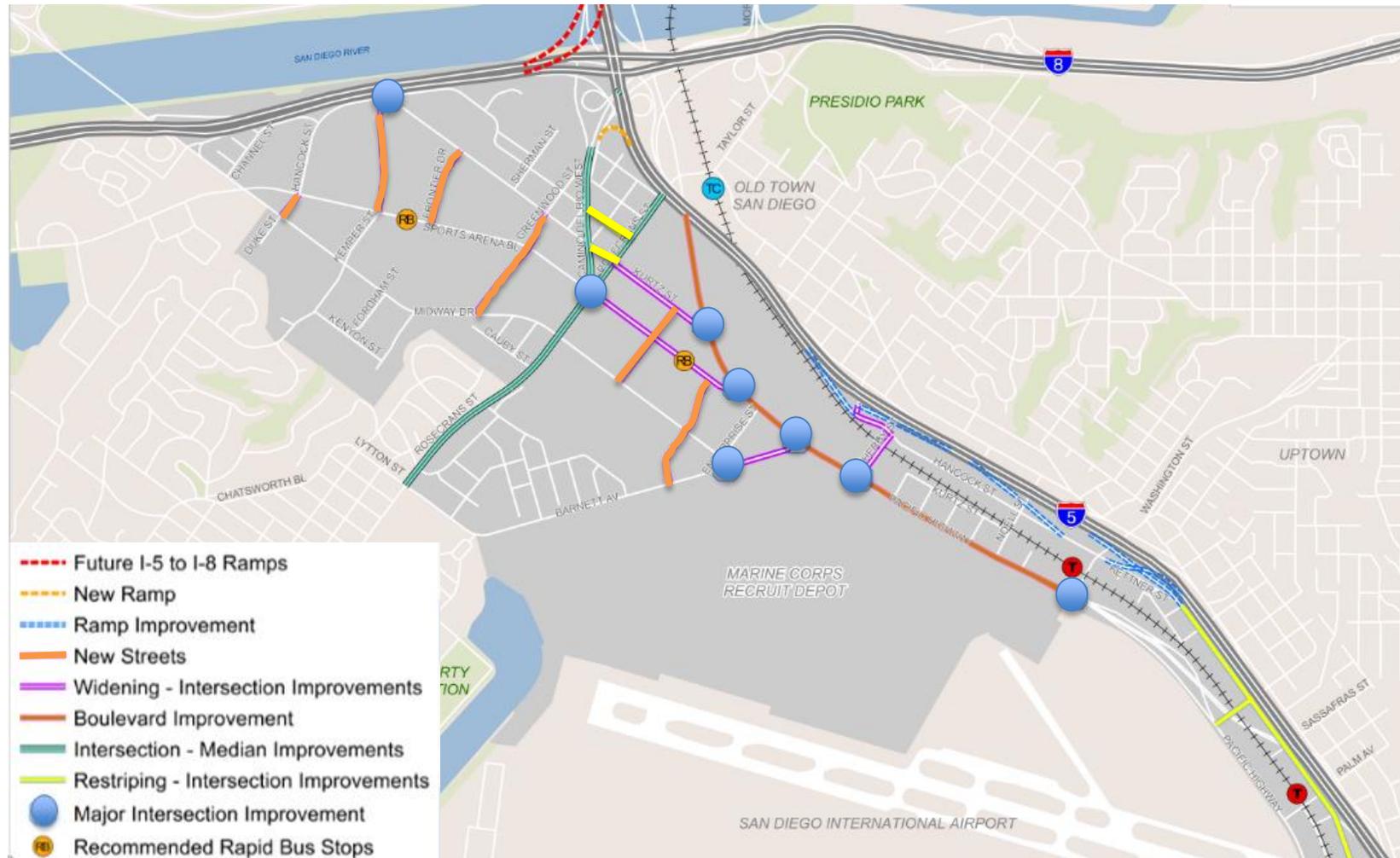


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Future Roadway & Intersection Improvements

- Variety of roadway improvements to improve flow and capacity
- Remove grade-separation at intersections along Pacific Highway

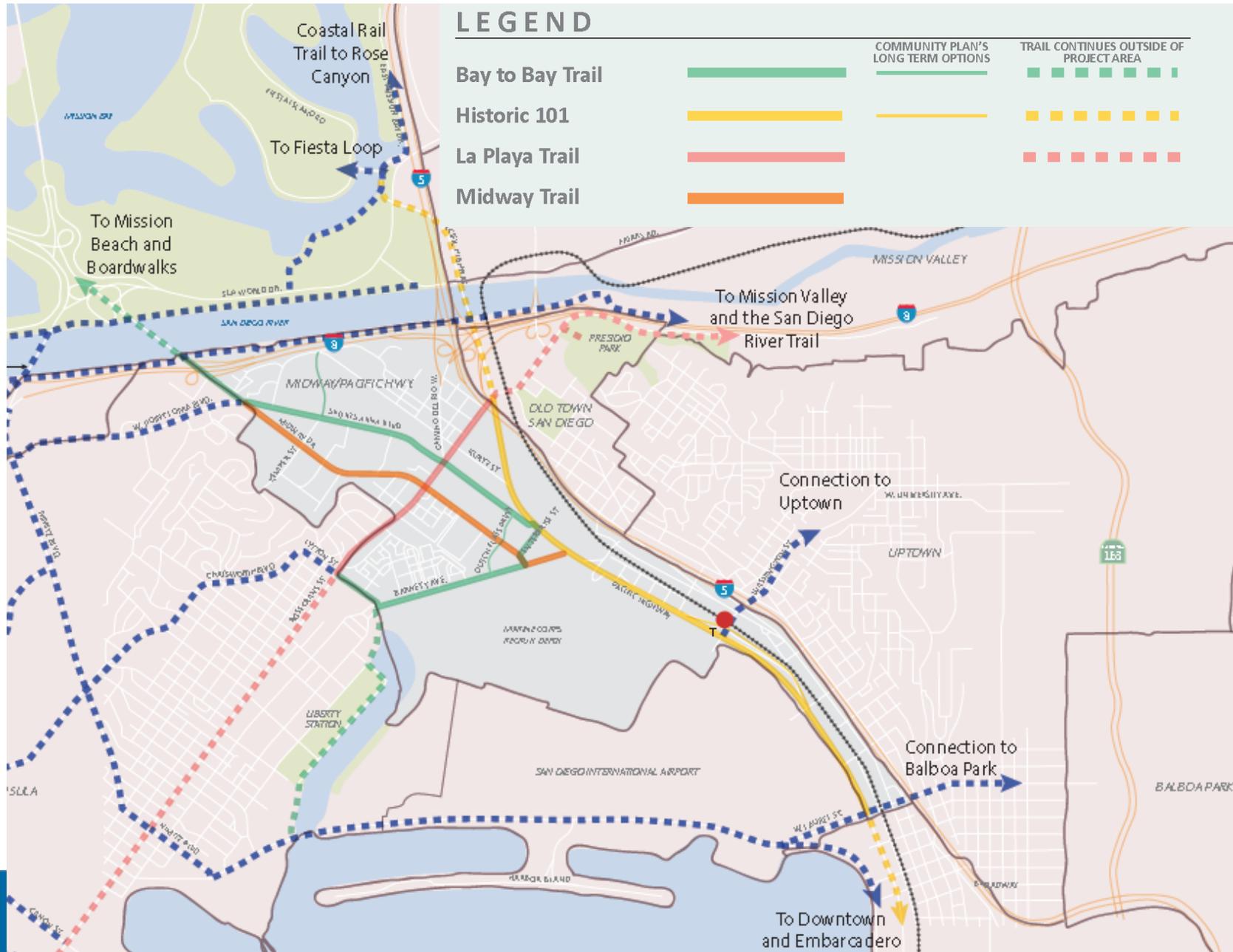


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Proposed Linkages

- Enhanced pedestrian and bicycle connections within community and to adjacent communities

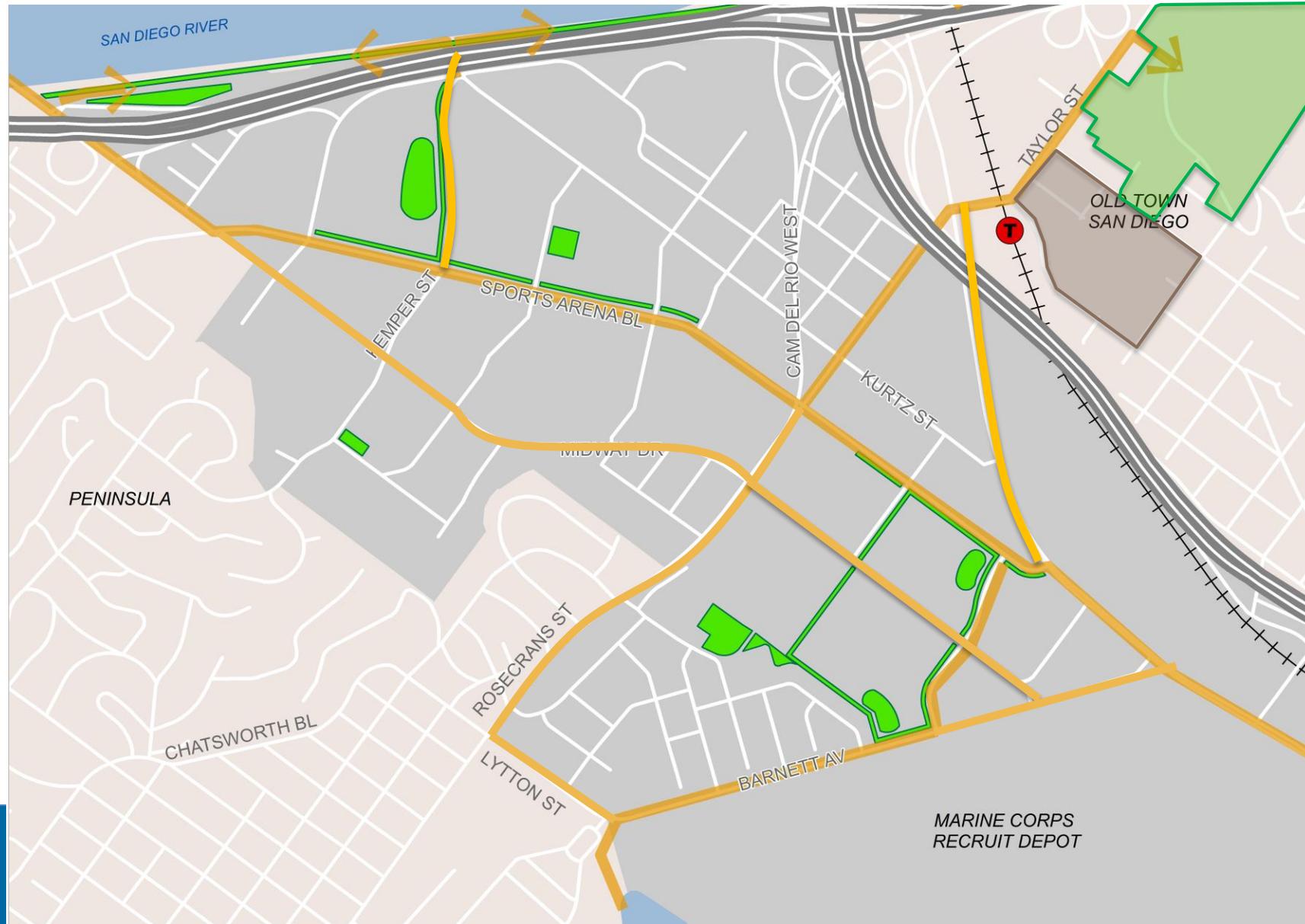


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### Bicycle & Pedestrian Connections to Recreation

- Existing parks at San Diego River, Liberty Station and Old Town
- Future parks, plazas, and linear parks in community

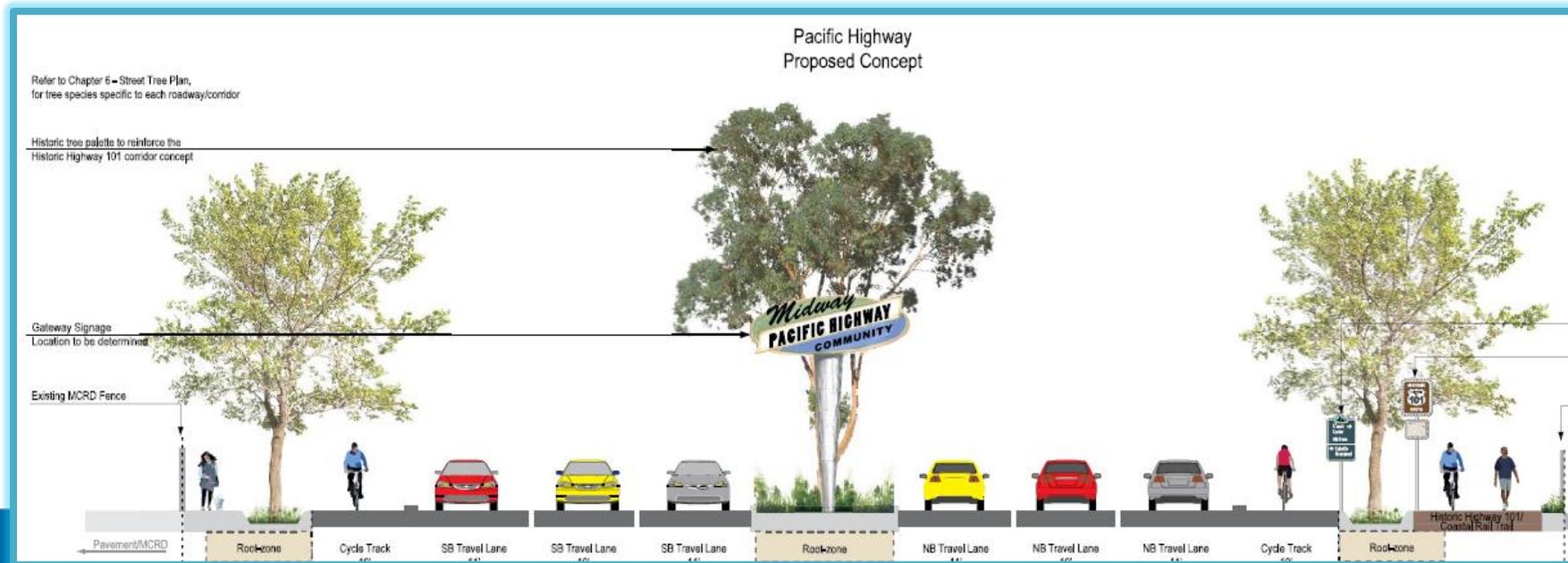


# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

## Urban Design Objectives

- Improve community character
- Foster vibrant, urban pedestrian-friendly community
- Define block patterns, linkages and gateways
- Enhance the public realm and streetscapes



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## Community Plan Update

### Sports Arena Community Village

Vibrant, mixed-use entertainment focused village at the City-owned Sports Arena property.

- Creating a revitalized and active community space
- Renovation or replacement of Sports Arena
- Entertainment, Office, Residential uses with Rapid Bus access
- Public/Park space for gathering, events, markets, and recreation



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

### SPORTS ARENA VILLAGE SKETCH 1: ARENA + MIXED-USE Conceptual Land Use

Potential Pedestrian Bridge  
Connects Bay to Bay Link and Sports  
Arena Village to San Diego River

*\*All buildings shown as part  
of the illustrative sketch  
concepts would not exceed  
30-foot height limit.*

# Conceptual



#### Land Use and Development Goals

- (1) Divide superblock into series of development sites averaging 1.5 - 3 acres in size.
- (2) This alternative assumes that the arena remains, is renovated, or a new sports/entertainment facility is developed. Additional development includes resource parking structures for the arena use, as well as residential, retail, and commercial uses. One or more retail main streets and civic plazas will frame the arena.
- (3) A combination of surface lots, on-street parking, and structured parking, is assumed.

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## Community Plan Update

### Dutch Flats Urban Village

Attractive employment-focused village supporting SPAWAR campus.

- Attract defense/high-tech related office, R&D, and residential at Post Office site and adjacent large parcels
- Support development at US Navy's Distribution Facility site should property become available
- Provide smaller scale retail for employees and residents
- Provide public space and Rapid Bus station



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update



### DUTCH FLATS VILLAGE Conceptual Land Use



*\*All buildings shown as part of the illustrative sketch concepts would not exceed 30-foot height limit.*

# Conceptual

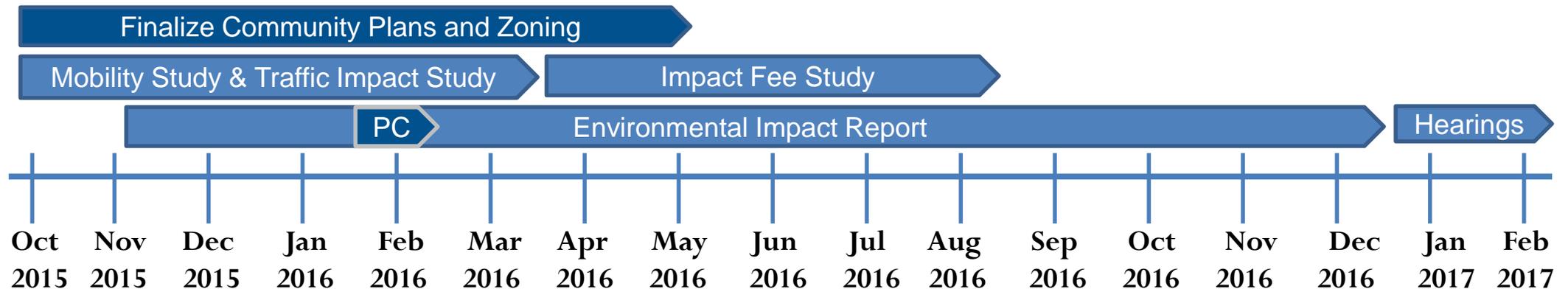
# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update



## Status and Timeline

- Finalizing Community Plans and Zoning
  - Community Plan draft refinement in process
  - Drafting Midway-Pacific Highway Zoning Program and Community Plan Implementation Overlay Zone



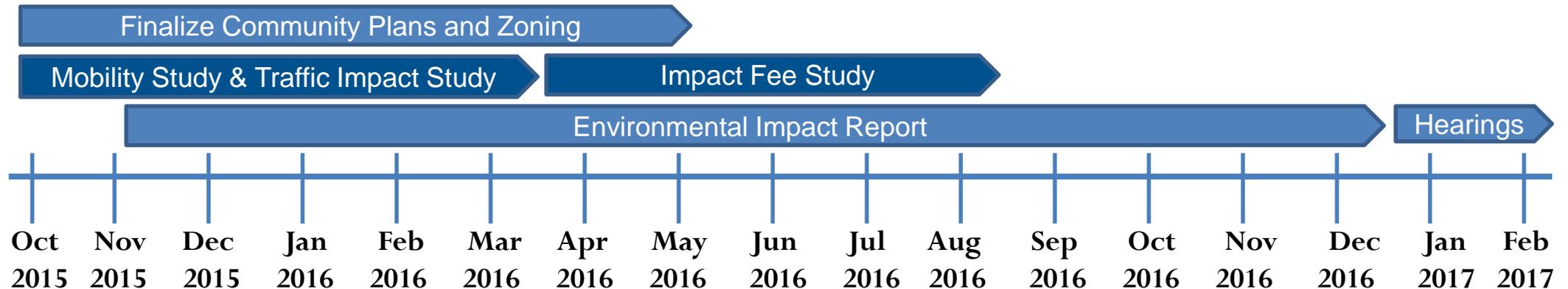
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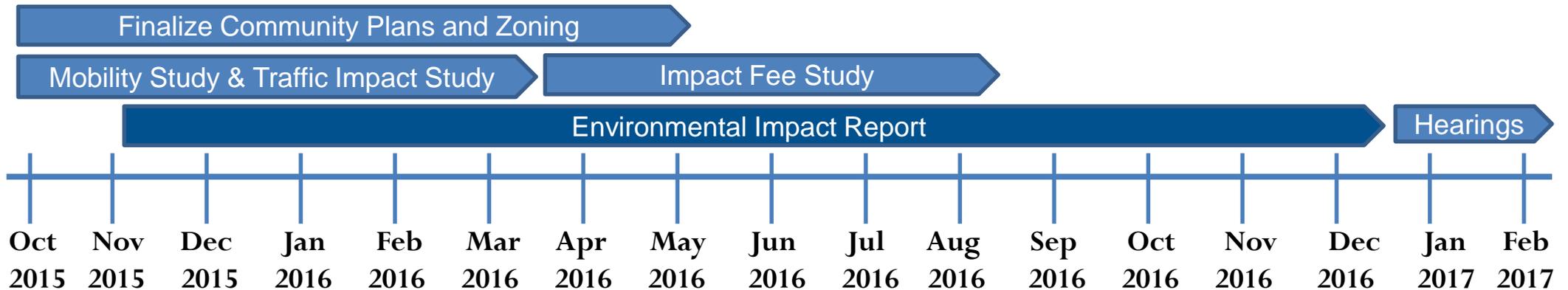
## Status and Timeline

- Mobility and Infrastructure Planning
  - Mobility Study: Started, due Feb. 15, 2016
  - Traffic Impact Study: Started, due Mar. 15, 2016
  - Impact Fee Study: After Traffic Study (Mar-Aug 2016)



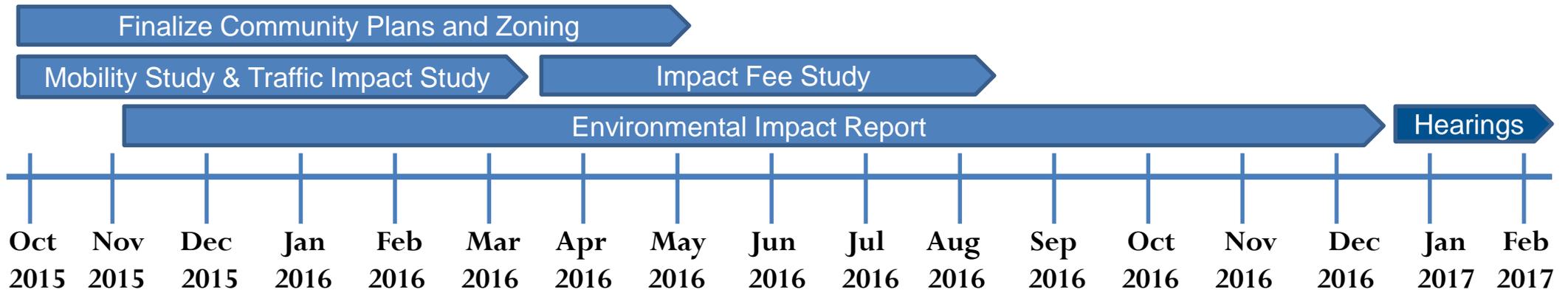
## Status and Timeline

- Environmental Impact Report
  - Preparations and technical studies underway
  - Public Scoping Meetings held in November 2015
  - EIR Public Review and Comment Period: Sept.-Oct. 2016



## Status and Timeline

- Adoption Hearings for Community Plan & EIR
  - Planning Commission: January-February 2017
  - Council Committee & City Council: February-March 2017



# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update



# Commissioner Questions and Comments

# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

# Urban Greening Draft Concepts

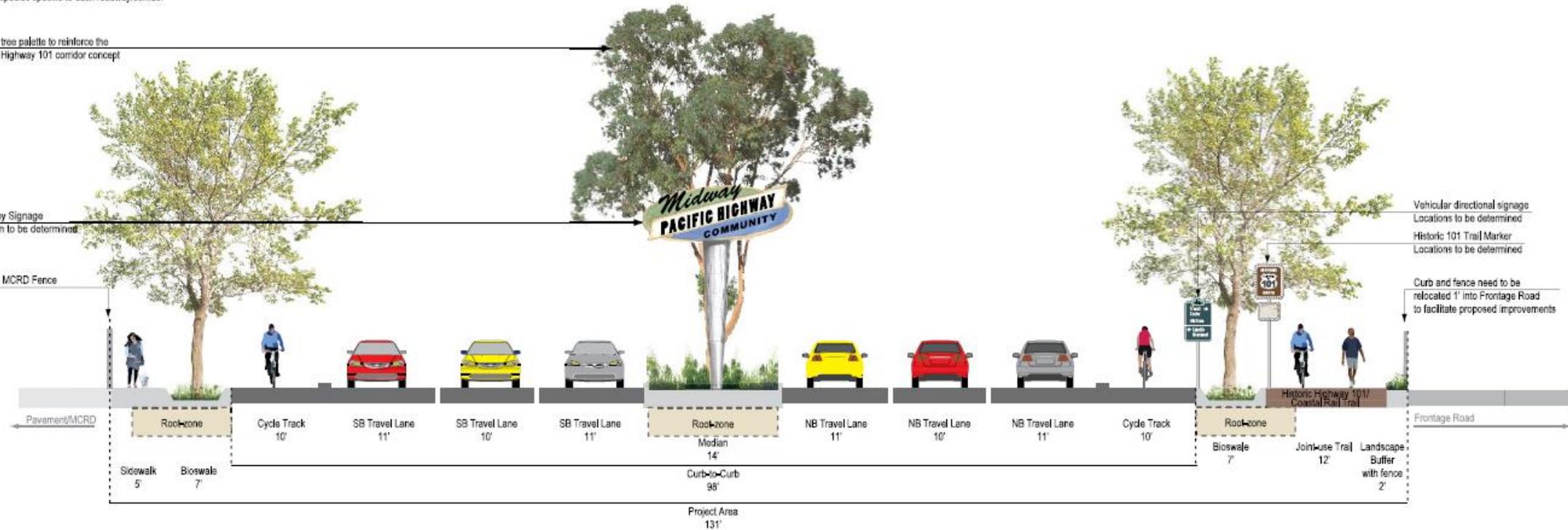
Refer to Chapter 6 – Street Tree Plan,  
for tree species specific to each roadway/corridor

Historic tree palette to reinforce the  
Historic Highway 101 corridor concept

Gateway Signage  
Location to be determined

Existing MCRD Fence

Pacific Highway  
Proposed Concept



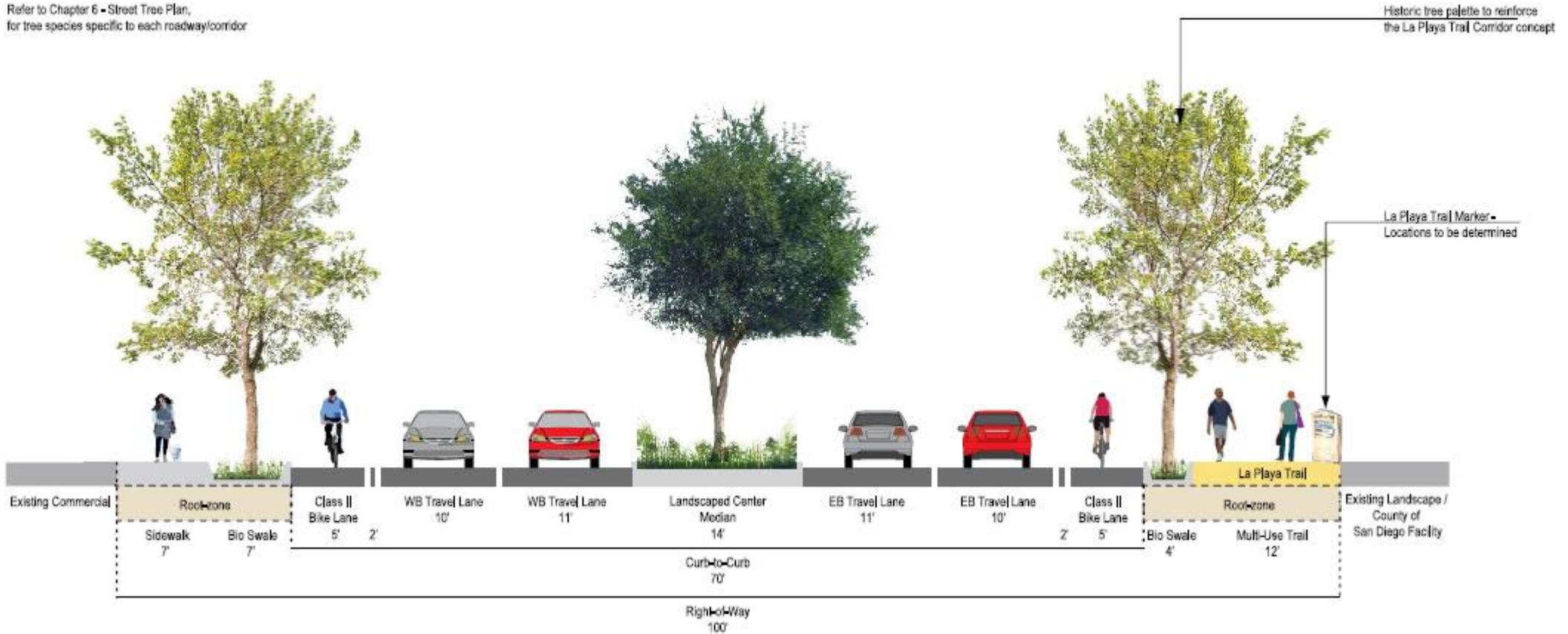
# MIDWAY – PACIFIC HIGHWAY

## Community Plan Update

# Urban Greening Draft Concepts

Rosecrans Street  
Pacific Highway to Sports Arena Blvd.  
Proposed Concept

Refer to Chapter 6 - Street Tree Plan,  
for tree species specific to each roadway/corridor



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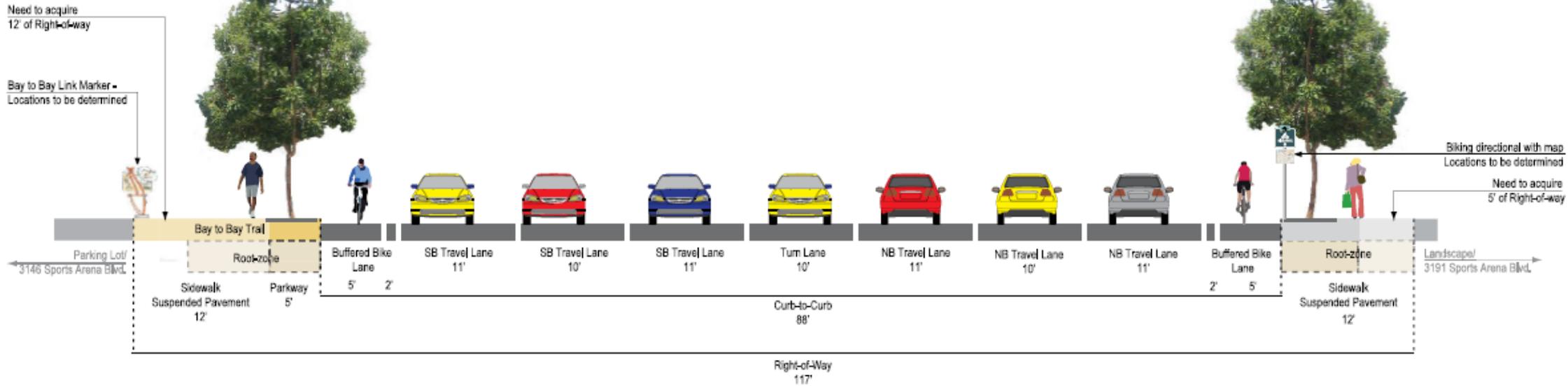
## Community Plan Update

# Urban Greening Draft Concepts

Refer to Chapter 6 - Street Tree Plan,  
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If no median - Parkway trees need to have more  
substantial canopies

### Sports Arena Boulevard Rosecrans Street to W. Point Loma Blvd Proposed Concept



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# Urban Greening Draft Concepts

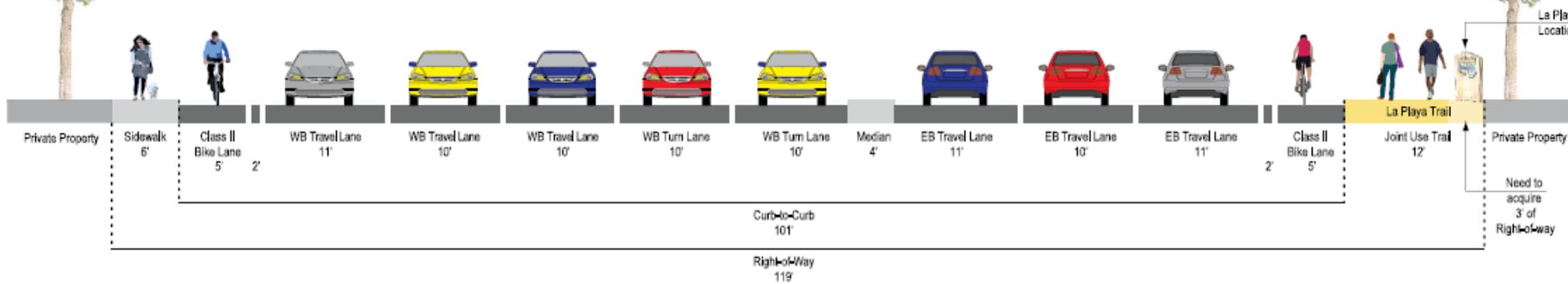
If no median – Parkway trees need to have more substantial canopies

Private property is to provide trees adjacent to Sidewalk

Private property is to provide trees adjacent to sidewalk/trail

Historic tree palette to reinforce the La Playa Trail Corridor concept

Rosecrans Street  
Between Midway Drive and Sports Arena Blvd.  
Proposed Concept



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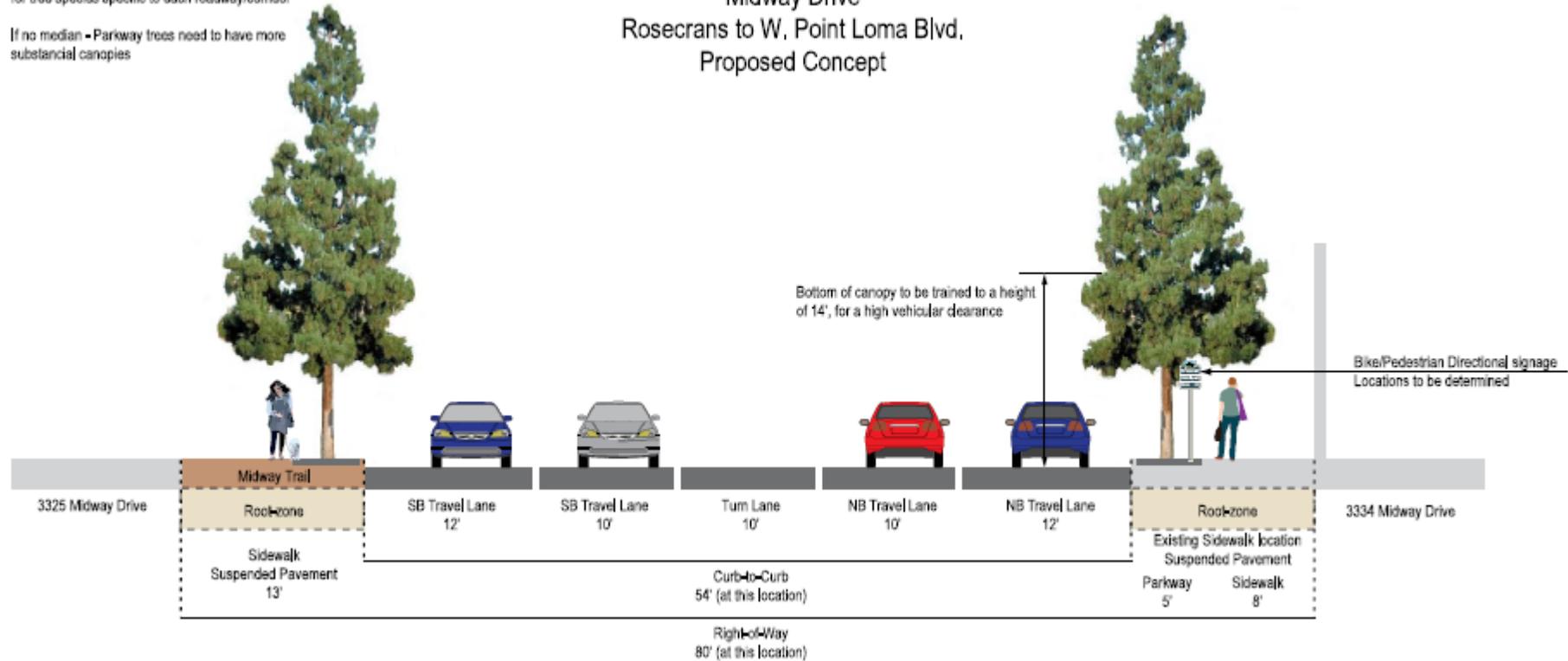
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### Midway Drive Rosecrans to W. Point Loma Blvd. Proposed Concept



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## Community Plan Update

# Urban Greening Draft Concepts

